American Environmental Specialists, Inc.

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SIN Numbers: 899-1/899-1RC, Environmental Planning Services & Documentation
899-6/899-6RC, Environmental Advisory Services

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AMERICAN ENVIRONMENTAL SPECIALISTS, INC. CAPABILITIES

American Environmental Specialists, Inc. (AES) is a professional environmental consulting firm, offering cost-effective and practical solutions for improving indoor air quality, soil/water contamination and other environmental issues. AES provides asbestos, lead, indoor air quality, and other hazardous materials inspections and testing, and offers expertise in Phase 1 and Phase 2 environmental site assessments.

Consulting services include: inspections / surveys, testing, technical specifications for contractor abatement / remediation projects, contractor bid documents, project management, oversight of abatement / remediation projects, and preparing asbestos / lead paint / mold operations & maintenance plans.

AES is also a Veteran Owned Small Business. AES can provide services via micro purchases, simplified acquisition or via full and open competition.

AES specializes in:

- Microbial Contamination
- Indoor Air Quality
- Asbestos
- Lead-Based Paint
- Environmental Site Assessments
- Soil/Water Contamination
- Hazardous Waste
- Peer Review
- Consultation
- Project Management

- Remediation Management
- Hazardous Materials Management

AES can provide and/or obtain certifications to perform asbestos and/or lead related activities in most of the western states.

AES is an environmental consulting firm and we do not perform abatement/remediation or subcontract abatement/remediation contractors. The State of California considers this to be a conflict of interest, since the consulting firm would no longer be an independent third party.

Quality control/quality assurance is a major part of any project. AES believes that having qualified and experienced personnel assigned to the project is the first step. AES assign a dedicated Senior Project Manager (PM), who will be responsible for the overall contract and/or individual task orders. The PM will form a team consisting of qualified and experienced personnel who will each have dedicated assignments for the project. It will be the PM's responsibility to insure the team members have the resources they need to complete there assigned tasks and that the project is completed on time and ion budget.

As the project progress, team members will report to the PM, on a regular basis, as to their current status on the project. All paperwork, field notes, reports, and laboratory results will be reviewed by the PM. Prior to the submission of a final document to the client, other senior staff will also review the document.

SIN PROPOSED	SERVICE PROPOSED (Job Title)	GSA PRICE
899-1 899-6	*Principal*	*$120.90*
899-1 899-6	*Senior PM*	*$83.12*
899-1 899-6	*Project Manager (PM)*	*$73.04*
899-1 899-6	*Site Tech*	*$68.01*
899-1 899-6	*Administrative Staff*	*$46.15*

SIN PROPOSED	SERVICE	UNIT OF ISSUE	GSA PRICE
899-1 899-6	*Asbestos Sample Analysis*	*Per Sample*	*$12.09*
899-1 899-6	*Asbestos TEM Analysis*	*Per Sample*	*$90.68*
899-1 899-6	*Lead Sample Analysis*	*Per Sample*	*$12.09*
899-1 899-6	*WET Method Analysis*	*Per Sample*	*$219.43*

899-1RC and 899-6RC included in above pricing.

LABOR CATEGORY DESCRIPTIONS

Our personnel will provide services utilizing the following labor categories:

SIN: 899-1 and 899-6

Job Title: Principal

Functional Responsibility: Manages high-level aspects of consulting services for mold, asbestos, lead-based paint and indoor air quality. Consulting services include initial surveys, preparation of work plans and specifications, contractor surveillance during remediation, preparation of emergency response guidance documents, preparation of Operations and Maintenance programs and guidance during their implementation,
Minimal Education/ Experience: Principals are college graduates with post-graduate degrees and 20 years related experience. They must be a California Asbestos Consultant (CAC), be a California Site Surveillance Technician (SST), Inspector/Assessor Certificate, and must have a valid AHERA certificate. Training must also include:

Lead-Related Construction Supervision & Project Monitoring course (40 hour); or
Lead-Related Construction Work course (24 or 32 hours) + Lead-Related Construction Supplemental Supervision & Project Monitoring course (16 hours); or
CIHs may take a Lead-Related Construction Certified Industrial Hygienist Course (24 hours).

SIN: 899-1 and 899-6

Job Title: Senior Project Manager

Functional Responsibility: Manages all aspects of given project including sales and marketing, hiring qualified personnel, project estimating, and contract negotiations. In addition, a senior project manager provides consulting services for mold, asbestos, lead-based paint and indoor air quality. A senior project managers duties include marketing, sales, contracting, project set-up, performance of initial surveys, preparation of reports, preparation of work plans and specifications, contractor surveillance and clearance sampling during remediation, preparation of emergency response guidance documents, preparation of Operations and Maintenance programs and guidance during their implementation,
Minimal Education/ Experience: Senior project managers are college graduates and have 15 to 19 years related experience. They may be a California Asbestos Consultant (CAC), be a California Site Surveillance Technician (SST), Inspector/Assessor Certificate, and must have a valid AHERA certificate. Training must also include:
Lead-Related Construction Supervision & Project Monitoring course (40 hour); or
Lead-Related Construction Work course (24 or 32 hours) + Lead-Related Construction Supplemental Supervision & Project Monitoring course (16 hours); or
CIHs may take a Lead-Related Construction Certified Industrial Hygienist Course (24 hours).

SIN: 899-1 and 899-6

Job Title: Project Manager

Functional Responsibility: Manages all aspects of given project including consulting services for mold, asbestos, lead-based paint and indoor air quality. A senior project managers duties include marketing, sales, contracting, project set-up, performance of initial surveys, preparation of reports, preparation of work plans and specifications, contractor surveillance and clearance sampling during remediation, preparation of emergency response guidance documents, preparation of Operations and Maintenance programs and guidance during their implementation,
Minimal Education/ Experience: Project managers are college graduates and have 5 to 14 years related experience. They may be a California Asbestos Consultant (CAC), be a California Site Surveillance Technician (SST), Inspector/Assessor Certificate, and must have a valid AHERA certificate. Training must also include:
Lead-Related Construction Supervision & Project Monitoring course (40 hour); or
Lead-Related Construction Work course (24 or 32 hours) + Lead-Related Construction Supplemental Supervision & Project Monitoring course (16 hours); or
CIHs may take a Lead-Related Construction Certified Industrial Hygienist Course (24 hours).

SIN: 899-1 and 899-6

Job Title: Site Technician

Functional Responsibility: Site Technicians are responsible for the performance of various consulting services for mold, asbestos, lead-based paint and indoor air quality. A site technician's duties may include project set-up, performance of initial surveys, preparation of reports, contractor surveillance, and clearance sampling during remediation, as well as preparation of project close out documentation,
Minimal Education/ Experience: Site technicians are college graduates and have 1 to 10 years related experience. They may be a California Asbestos Consultant (CAC), be a California Site Surveillance Technician (SST), Inspector/Assessor Certificate, and must have a valid AHERA certificate. Training must also include:
Lead-Related Construction Supervision & Project Monitoring course (40 hour); or
Lead-Related Construction Work course (24 or 32 hours) + Lead-Related Construction Supplemental Supervision & Project Monitoring course (16 hours); or
CIHs may take a Lead-Related Construction Certified Industrial Hygienist Course (24 hours).

SIN: 899-1 and 899-6

Job Title: Administrative

Functional Responsibility: Answers phones, interacts with clients, sets up appointments for field personnel, prepares proposals from drafts that have been supplied by field personnel, reviews out-going written documentation for correct grammar, and works with the company's President on special projects. Has special training involving retrieval, download and input of data (sample assays) collected by technicians using the Lead-Based Testing Device (The RMD LPA-1 XRF Gun). This data is then transferred into tables for inclusion in reports to clients (final product). In

addition, maintains electronic documentation as well as written documentation and associated files.

Minimal Education / Experience: Has a strong working knowledge of Microsoft Word, Excel, Outlook, Power Point, RMD LPA-1 XRF Data Transfer and general computer applications. Written skills include a strong working knowledge of correct grammar, sentence structure, and punctuation. In addition, the person has solid organizational skills, attention to detail, ability to multi-task and providing quality customer service. Minimal education includes some college.

ASBESTOS MANAGEMENT

Asbestos is a common term for a group of naturally occurring mineral fibers. Up until the late 1970's it was used in a wide variety of building products including structural fireproofing, pipe and duct insulation, plasters, roofing, floor tile, and sheet vinyl. In June of 1978, the United States Environmental Protection Agency (USEPA) banned the use of asbestos in friable products such as spray-applied structural fireproofing and acoustical ceilings, pipe-lagging, and joint compounds. However, asbestos was not banned from all building materials, sold in the United State, until the mid-1990's.

Federal, State and local regulations require building owners to identify and manage asbestos-containing materials (ACM), ensuring occupant and worker protection. In cases, where the building is to be renovated or demolished, ACM's that will be disturbed are required to be abated prior to those activities. The impacts of ACM can significantly affect the market value, insurability, costs of building improvements, and financing of a property.

American Environmental Specialists, Inc. (AES), by providing to our clients, thorough, practical, and usable asbestos surveys and reports, hazard assessments, material location drawings, management plans, Operations & Maintenance programs, and training services, has become leader in the development and implementation of asbestos management and abatement programs for complex commercial, industrial, educational, municipal, and residential facilities.

AES offers a broad range of comprehensive asbestos management services, include:

Building Inspections and Hazard Assessments - Our general approach to any asbestos survey project is to initially perform the following:

1) Review of available previous survey and analytical data for the project location, to identify those locations containing known or presumed ACM, and develop our survey and bulk sampling strategy based upon this review and the requirements of our client.
2) All of the site inspections are performed by AHERA Accredited personal that are State of California Certified Asbestos Consultants and/or Site Surveillance Technicians.
3) Site inspections are performed to satisfy the regulatory requirements for conducting a survey for suspect ACM prior to site demolition, alteration or renovation. These regulation include:

    i. NESHAP Rule (40 CFR Part 61, Asbestos);
    ii. US-EPA Asbestos Hazard Emergency Response Act (AHERA) regulation (40 CFR Part 763);
    iii. California State Regulation Title 8 CCR 1529 (Asbestos); and
    iv. Local regulatory agency requirements.

4) AES's inspectors determine the material condition, potential for damage, and potential for disturbance by occupants or during the course of renovation activities.
5) Based on the findings of AES's inspection, AES will provide recommendations, response actions, and cost estimations based on our recommendations.

Operations & Maintenance (O&M) Program Development

Based on the findings from the inspection of the facility, AES can develop a comprehensive asbestos Operations & Maintenance (O&M) programs in accordance with Title 8 CCR 1529(k) Communications of Hazards requirements. The O&M Program sets-forth training, medical surveillance, personal air sampling, respiratory protection, work practices, routine condition assessments, record keeping, and documentation requirements. The policies and protocols in the O&M Program apply to activities conducted by building employees, tenants, contract building service workers, and outside service contractors. The O&M Plan also meets the notification requirements in the California Health and Safety Code 25915-25919.7.

Abatement Project Design – Abatement Specification Development

The abatement project design phase involves coordination with the client and other parties (architect, construction manager, building management) to develop the work plan and specifications for the safe abatement and proper disposal of asbestos-containing materials. Pre-project planning is the key to successfully developing cost effective, regulatory compliant work plans and project specifications. Specifications are developed to incorporate the requirements of the local, county, state or federal jurisdiction(s) with authority over the project. The specification may include the proper remediation and disposal of hazardous materials other than asbestos: such as: PCB light ballasts, Mercury containing fluorescent lights and switches, freon containing refrigeration systems, etc.

Project Bidding and Contractor Selection Assistance

AES will assist our clients in the selection of qualified abatement contractors. The contractors are selected to participate in the bid process based on the ability to perform the scope of work in the specified timeframe, insurance and bonding capabilities, experience with similar size projects, and citations by regulatory agencies.

On behalf of the client, AES will conduct a mandatory bid walk with the selected contractors. During the bid walk, the contractors will be visually shown the areas and materials that will require abatement. They are allowed to verify quantities of materials and ask questions regarding the scope of work. All questions will be answered first at the bid walk and secondarily in writing to each of the contractors within 48 hours of the bid walk.

Upon receipt of the sealed bids, AES will assist our client in the verification of the bids submittals that they meet the bidding requirements detailed in the specifications. That the contractor's base bid, unit costs, and schedule, are within the guidelines for what the clients project should entail. AES will then make a recommendation to the client on the selection.

Project Oversight – Abatement Monitoring

AES provides our clients with continuous observations of the contractor's preparation, removal, final cleaning, and lockdown/encapsulation for each area undergoing abatement. Abatement monitoring includes, but is not limited to, the following:

1) Verification of the training records, medical records, and fit test records for each worker on site;
2) Verification of regulatory notification requirements;
3) Coordination with the building engineers that the HVAC system, the electrical system has been isolated, and that access to the work area is restricted and secure;
4) Verification of the proper construction of the containment to be used. This includes the construction of the decontamination facility and that the proper number of the High Efficiency Particulate Air (HEPA) exhaust units have been installed.
5) Daily observations include the contractor's removal methods and equipment, use of personal protective equipment, decontamination facilities, and inspection of the High Efficiency Particulate Air (HEPA) exhaust units. Containment areas are inspected regularly to document effective sealing of isolation barriers, work platforms, and decontamination facilities. All activities that documented in writing, daily, by AES.
6) AES performs daily air monitoring in accordance with the requirements of the specifications and regulatory agencies. Phase Contrast Microscopy (PCM) air samples are collected and analyzed on-site using the National Institute of Occupational Safety and Health (NIOSH) 7400 Method. AES also verifies the personal air samples are collected on abatement workers by the contractor and properly posted.
7) After the abatement has been completed, AES visually inspects the area for visible debris. If the area passes visual inspection and the contractor has encapsulated the area, AES collects and analyzes final air clearance samples.
8) At the end of the abatement project, AES provides our clients with a final closeout report that contains all of the documentation generated by AES, such as air sample results and daily logs, and other documentation obtained throughout the project.

Training and Education

Based on the USEPA AHERA training requirements and OSHA requirements, AES has developed 2-hour Asbestos Awareness seminars and O&M training programs and provide on-site training for our clients. Our

course is consistent with federal, state and local requirements, and includes discussion of the following topics:

a. Background information on asbestos
b. Health effects of asbestos exposure
c. Introduction to asbestos abatement
d. Applicable regulations (Federal, State, and local)
e. Safe work policies and procedures
f. General overview of O&M Plan elements

LEAD-BASED PAINT MANAGEMENT

The lead content in household paints was limited in 1978 and numerous state, federal, and local regulations have been established to define what constitutes lead-based paint (LBP), guidelines for inspection/assessments, control exposure, work practices, and waste disposal criteria. The challenge is determining reasonable and cost-effective solutions for the client.

AES offer our clients LBP inspections, risk assessment, analysis, monitoring services, waste characterization profiling, and training. It is worth noting that the State of California regulations are more stringent than the Federal regulations when it comes to worker exposure issues. The two main issues with LBP are elevated blood lead in children and worker exposure. These include:

- **Inspections** – AES's LBP inspectors are accredited by the State of California, as Lead Inspectors/Assessor's to perform site investigations to locate, categorize, and evaluate the condition of LBP. AES performs LBP inspections in accordance with the guidelines provided in Chapter 7 of the 1995 United States Department of Housing and Urban Development (HUD) Guidelines for the Evaluation and Control of Lead-Based Hazards in Housing.
- **Risk and Hazard Assessments** - The risk to human health and safety is evaluated by trained and State of California accredited risk assessors. All though LBP may be present, it typically is not a concern unless it is in deteriorated condition, there is lead dust inside of the facility, lead in the drinking water, and/or where children can be exposed, such as a playground or school. The risk assessor's decisions are based on the potential for exposure, their pathways, and who may be at risk.
- **Abatement Design** – AES's abatement designs, as with asbestos, are designed based upon analytical and assessment data, potential health risks, the client's budget, and the planned renovation of the building. Unlike asbestos, lead abatement may include; remediation of damaged areas and repair of the substrates, covering of lead-bearing substrates, complete removal of paint, or enclosure and encapsulation.
- **Waste Characterization** – If abatement of LBP or other lead components is required, AES will collect and have analyzed samples of the lead waste stream to determine the method(s) of proper disposal of the lead waste. This characterization is typically performed prior to the development of the abatement specifications, which allows the abatement contractors to include this cost in their bid.
- **Abatement Project Monitoring** – In the State of California, an individual must be an Accredited Lead Project Monitor, to monitor a lead remediation project. AES's ensures and documents compliance with federal, state, and local regulations, and project specifications. AES technicians maintain records of daily activities, progress, filings with regulatory agencies, and documentation of compliance. These are included in our Final Report. In addition to waste characterization, disposal consultation is offered to advise clients of hazardous waste minimization and alternative disposal methods.

Operations & Maintenance (O&M) Program Development

Where abatement is not necessary and/or required, AES can develop a comprehensive LBP Operations & Maintenance (O&M) program. The program, which is modeled after the asbestos O&M program applies to activities conducted by building employees, tenants, contract building service workers, and outside service contractors.

Training and Education

AES has developed 2-hour Lead Awareness and O&M training programs that provide on-site training for our clients. Our courses are consistent with federal, state and local requirements, and are tailored to meet the requirements of our clients.

MICROBIAL INVESTIGATIONS - MOLD

A major part of American Environmental Specialists, Inc., (AES) IAQ assessments, for building owners, office and property managers, health and safety professionals, real estate companies/agencies, childcare facilities, homebuilders, government agencies, and private residents, involve potential microbial concerns. Some of the concerns are related directly to water intrusion issues, while others involve occupants that concerns of potential health affects from exposure to microbial agents.

INITIAL INSPECTIONS

AES initial microbial inspection consists of the following:

1) Obtaining historical information regarding past and/or present water intrusions, interview affected occupants and managers, and health effect's complaints;
2) Perform a comprehensive visual inspection of the area(s) affected for indications of microbial growth and/or water intrusions;
3) Determine the moisture content of walls, ceilings, and floors, using a portable moisture meter;
4) Eliminate other causes such as, chemical solvents, cleaners, gases;
5) Inspect heating, ventilation, and air conditioning (HVAC) systems and components;
6) Test and identify microbial agents in the air, surfaces, or growing within materials; and
7) Recommending appropriate corrective measures in a final written report.

CONTRACTOR REMEDIATION SPECIFICATIONS

Upon completion of an investigation, AES prepares contractor remediation specifications for the purpose of obtaining competitive bids from qualified contractors. The specifications will designate areas requiring remediation; specify necessary types of worker protection; and how the rest of the building shall be protected.

POST REMEDIATION CLEARANCE TESTING

Upon completion of a remediation project, AES conducts an extensive visual examination, moisture reading, temperature/relative humidity reading, non-viable air, and non-viable bulk sampling of the remediated area(s) to ensure that the project has been cleaned and completed properly.

MICROBIAL OPERATIONS & MAINTENANCE PLAN

The Plan is designed to assist property owners, property managers and maintenance personnel in the prevention of microbial contamination and how to conduct limited remediation. It outlines procedures, plans for protecting occupied areas, as well as protective equipment for personnel.

OTHER TEST METHODS

The conventional methods for microbial contamination are by the use of non-viable fungal structure sampling (air or bulk). Other methods of sampling include, but are not limited to:

1) Viable fungal sampling (air and bulk); and
2) DNA-based Polymerase Chain Reaction (PCR).

INDOOR AIR QUALITY

Complaints about poor indoor air quality have been increasing over the past several years. The term “sick building” has almost become commonplace. Building occupants exposed to poor indoor environmental conditions may experience a variety of health effects, which may contribute to decreased worker productivity, higher absenteeism and an assortment of other consequences.

AES indoor air quality (IAQ) surveys begins with interviews with affected building occupants, maintenance/engineering staff, and other in order to determine the factor(s) that may have generated the concern.

Depending on our clients' needs, information from the interviews, and our assessment of the IAQ complaint history, AES can conduct a variety of investigations, which include, but are not limited to:

- Ventilation inspections, assessments, and airflow measurements
- Drinking, wastewater, and drainage systems inspection and testing
- Indoor environmental parameter measurements of temperature, relative humidity, carbon dioxide, and carbon monoxide. This is performed using real time continuous, and data logging monitoring instrumentation
- Testing for levels of airborne solvents, chemicals, dusts, allergens, and gases.
- Microbial contamination.

The goal the investigation is to resolve air quality concerns is a timely and cost effective means. If an air quality concern is identified, AES will recommend options for the remediation of the concern in a final written report.

ENVIRONMENTAL SITE ASSESSMENTS

FOR

REAL ESTATE TRANSACTIONS

AES also performs Phase I Environmental Site Assessments (ESA's) for:

- Office Buildings
- Industrial Facilities
- Municipal Facilities
- Schools
- Hospitals
- Dry Cleaners
- Retails Centers
- Single and Multi-Family Properties
- Undeveloped Land

A Phase I ESA identifies hazardous substances such as insecticides as well as petroleum products that may have been stored on or contaminated a property. A Phase I ESA is a historical survey of a property and the surrounding properties in a one-mile radius. Records are obtained through government databases. These Phase I reports include color maps and aerial photographs taken over several decades.

AES has built a reputation as a trusted, competitive provider of Phase I ESA Reports, delivering quality reports with quick turn around.

AES also provides Phase II remediation services. We have over 20 years of experience providing both Phase I and Phase II services.